

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Snohomish County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$27,850,180**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	91.99 %	95.93 %	13	94.94 %	25	26	
% of Funds Disbursed	86.21 %	88.57 %	12	84.35 %	48	48	
Leveraging Ratio for Rental Activities	8.87	6.83	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.72 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.81 %	79.79 %	5	68.05 %	83	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	99.18 %	93.57 %	3	79.65 %	94	91	
% of 0-30% AMI Renters to All Renters***	73.46 %	63.98 %	4	44.76 %	94	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	2 / 14	Nationally:	98	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,289	\$25,028		\$25,245	486 Units	55.20 %	
Homebuyer Unit	\$19,714	\$19,416		\$14,395	146 Units	16.60 %	
Homeowner-Rehab Unit	\$37,621	\$19,280		\$20,186	75 Units	8.50 %	
TBRA Unit	\$309	\$1,680		\$3,142	173 Units	19.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$119,785	\$143,946	\$38,382
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	81.5	78.8	88.0	97.1
Black/African American:	3.7	2.1	2.7	0.0
Asian:	3.1	8.2	1.3	0.0
American Indian/Alaska Native:	1.0	2.1	2.7	0.0
Native Hawaiian/Pacific Islander:	5.6	0.7	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	1.3	0.0
Asian/Pacific Islander:	2.5	2.1	1.3	0.6

ETHNICITY:

Hispanic	1.9	6.2	2.7	2.3
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HOUSEHOLD SIZE:

1 Person:	56.2	18.5	53.3	1.7
2 Persons:	18.1	26.7	26.7	43.9
3 Persons:	12.6	23.3	8.0	32.4
4 Persons:	8.8	15.8	6.7	14.5
5 Persons:	3.1	8.2	0.0	7.5
6 Persons:	1.0	6.2	4.0	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	0.2	0.7	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.0	17.1	25.3	15.6
Elderly:	39.9	2.1	48.0	0.6
Related/Single Parent:	27.6	34.2	12.0	80.3
Related/Two Parent:	7.0	41.1	14.7	3.5
Other:	3.5	5.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	55.1	0.0 [#]
HOME TBRA:	2.1	
Other:	12.6	
No Assistance:	30.2	

of Section 504 Compliant Units / Completed Units Since 2001 513

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 2 / 14 PJs

Overall Rank: 98
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	85.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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